



ZRD1: Zoning Resolution Determination Form

Must be typewritten.

DEPT BLDGS Job No. 121984825
Scan Code ESHS8254753

Use this form only to request Zoning Resolution determination (use CCD1 for all other requests)

1 Location Information Required for all requests on filed applications.

House No(s) 510 Street Name LaGuardia Place
Borough Manhattan Block 525 Lot 7504 BIN 1008268 CB No. 102

2 Applicant Information Required for all requests on filed applications.

Last Name Licalzi First Name Mark Middle Initial
Business Name Luke Licalzi P.E., P.C. Business Telephone (212) 633-0641
Business Address 27 West 20 st street Business Fax (212) 633-0650
City New York State NY Zip 10011 Mobile Telephone (646) 441-1224
E-Mail Mark@licalziengineering.com License Number 063885
License Type ☒ P.E. ☐ R.A. DOB PENS ID # (if available)

3 Attendee Information Required if different from Applicant in section 2 or no Applicant.

Relationship to the property: ☐ Attorney ☒ Filing Representative (Class 2) ☐ Other
Last Name Libasci First Name Jon Middle Initial D
Business Name Luke Licalzi P.E., P.C. Business Telephone (212) 633-0641
Business Address 27 West 21st Street Business Fax (212) 633-0650
City New York State NY Zip 10011 Mobile Telephone (646) 217-9764
E-Mail Jon@licalziengineering.com License/Registration # (if P.E./R.A./R.L.A./Attorney) 023066

4 Nature of Request Required for all requests. Only one request may be submitted per form.

Determination request is for: ☒ Determination ☐ Predetermination
Determination request issued to: ☐ Borough Commissioner's Office ☒ Technical Affairs
Job associated with this request? ☒ Yes (provide job # / doc # / obj # / examiner name below) ☐ No
Job #: 121984825 Document #: 01 Objection #: Examiner: Susan Woo AIA
Has this request or a similar one been previously Denied? ☐ Yes (attach all denied request form(s) and attachment(s)) ☒ No
Enter short description of Technical Topic (5 words or less): Installation of new convenience stair/bulkhead
Enter All Control #(s) for related CCD1/ZRD1 requests:

Zoning District(s): R7-2 Zoning Overlay(s): C1-5 Special District(s):
ZR Section: Code Section: Rule #: TPPN, Memo: MDL: BBs: Other:

Indicate all Buildings Department officials that you have previously reviewed this issue with (if any): ☐ Borough Commissioner ☐ Code & Zoning Specialist ☐ General Counsel's Office
☐ Deputy Borough Commissioner ☒ Chief Plan Examiner ☐ Other

ADMINISTRATIVE USE ONLY		REVIEWED BY	
Control #:		Appointment date:	
Appointment Scheduled With:		Rodney Gittens, RA	
Comments:		Deputy Borough Commissioner	
Review Team Members:			
Reviewed By:		APPROVED	Date
		Date 12/15/2017	
		Page 5 of 10	
		Control No. 52968	

5 Description of Request (additional space is available on page 3)

Note: Buildings Department officials will only interpret or clarify the Zoning Resolution. Any request for variations of the Zoning Resolution must be filed with the Board of Standards and Appeals (BSA) or the Department of City Planning (DCP).

Please itemize all attachments, including plans/sketches, submitted with this form. (*attachment may not be larger than 11" x 17"*)
If request is based on a plan examiner objection, type in the applicable objection text exactly as it appears on the Objection sheet and include a copy of the Objection sheet in the submitted Pdf.

herewith respectfully request zoning determination related to special audit review objection #1: "the additional structure and new convenience stair from the 5th floor dwelling unit to the roof are considered an enlargement which needs to be be filed as an Alteration 1' application

The proposed work under application 121984825 was filed as a directive 2 (zoning and egress check) and included in part the installation of a new convenience stair to the roof exclusive to the fifth floor tenant. (please note that there is a public stair bulkhead to the roof in addition to existing fire-escapes that access the roof level).

Section 12-10 of the zoning resolution specifically excludes stair bulkheads from floor area requirements. This section of the zoning does not specify the type of bulkhead.

In addition Section 12-10 of the zoning resolution states in part the definition for enlargement as ; " an enlargement is an addition to floor area of an existing building, an increase in the size of any other structure, or an expansion of an existing use

the building code definition for "structure" indicates in part "an assembly of materials forming construction for occupancy or use, ..."

since section 12-10 ZR excludes stair bulkheads from floor area (thereby not an enlargement) there is no proposed use on the roof and the bulkhead is not for "occupancy or use" we therefore request that objection #1 be resolved

In my professional opinion the acceptance of this determination is both reasonable and minimal and will not endanger the health, safety or welfare of the tenants of the building nor the general public.

Note: Buildings Department Determination will be issued on the ZRD1 Response Form

6 Statements and Signature Required for all requests (If Attorney, include "Esquire" or "Esq." in signature)

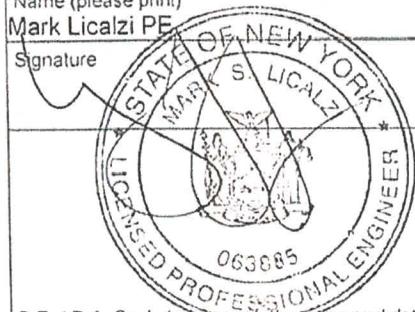
I hereby state that all of the above information is correct and complete to the best of my knowledge. Falsification of any statement is a misdemeanor and is punishable by a fine or imprisonment, or both. It is unlawful to give to a City employee, or for a City employee to accept, any benefit, monetary or otherwise, either as a gratuity for properly performing the job or in exchange for special consideration. Violation is punishable by imprisonment or fine, or both.

Name (please print)

Mark Licalzi PE

Signature

Date



P.E./R.A. Seal (apply seal, then sign and date over seal – not required for Attorneys on unfilled applications)

REVIEWED BY

Rodney Gittens, RA

Deputy Borough Commissioner

ADMINISTRATIVE USE ONLY

Reviewed By:

Date:

APPROVED
WITH CONDITIONS

Date 12/15/2017

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Control No. 52958

7	Description of Request (use this section if additional space is required for description)
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Note: Buildings Department Determination will be issued on the ZRD1 Response Form

8	Statements and Signature Required for all requests (If Attorney, include "Esquire" or "Esq." in signature)
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I hereby state that all of the above information is correct and complete to the best of my knowledge. Falsification of any statement is a misdemeanor and is punishable by a fine or imprisonment, or both. It is unlawful to give to a City employee, or for a City employee to accept, any benefit, monetary or otherwise, either as a gratuity for properly performing the job or in exchange for special consideration. Violation is punishable by imprisonment or fine, or both.

Name (please print)

Mark Licalzi PE

Signature

Date

P.E. / R.A. Seal (apply seal, then sign and date over seal - not required for Attorneys on unfilled applications)



REVIEWED BY

Rodney Gittens, RA
Deputy Borough Commissioner

ADMINISTRATIVE USE ONLY

Reviewed By:

Date

APPROVED
WITH CONDITIONS

Date 12/15/2017

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Control No. 52968

ZRD1/CCD1 Response Form

Location Information (To be completed by a Buildings Department official if applicable)

House No(s) : 510

Street Name : LAGUARDIA PLACE

Borough Manhattan

Block : 525

Lot : 7504

BIN : 1008268

Job No. : 121984825

DETERMINATION (To be completed by a Buildings Department official)

Request has been: ☐ Approved ☐ Denied ☒ Approved with conditions

Follow-up appointment required? ☐ Yes ☒ No

Primary Zoning Resolution or Code Section(s): ZR 12-10, 1968 BC 27-306

Other secondary Zoning Resolution or Code Section(s):

Control Number: 52968- Approved with conditions

Comments:

The existing building is 5 stories 70' heights. The building construction classification is type 3:NON FIREPROOF STRUCTURES. Existing Occupancy Classification is COMMERCIAL BUILDINGS - OLD CODE. The applicant is requesting zoning determination to waive objection #1 " the additional structure and new convenience stair from 5th FLOOR to the roof ere considered an enlargement which needs to file as an alteration 1 application".

The request to review and deem acceptable to waive objection #1 " the additional structure and new convenience stair from 5th to the roof are considered an enlargement which needs to file as an alteration 1 application" is hereby Approved with conditions:

- Elevator or stair bulkheads, #accessory# water tanks, or cooling towers, shall not be included as floor area as per ZR 12-10.
- Applicant shall provide the roof area calculation as per 27-306 Measurement, the following appurtenant structures shall not be included in the height of the building unless the aggregate area of all such structures exceeds thirty-three and one-third percent of the area of the roof off the building upon which they are erected; Roof tanks and their supports, Ventilating, air conditioning, and similar building service equipment, Roof structures, bulkheads, and penthouses, Chimneys and parapet walls four feet or less in height. Exceeding thirty-three and one-third percent of the area of the roof will considered as new floor and shall be complying with all the zoning and code requirements which is required to file ALT -1 application.
- Alteration type-I application # 104784529 shall be signed off which is filed for change of use on second through fifth floors from factory and office to residential prior to approved the Alteration II application # 121984825 to match the use for the 5th floor with the attached drawings.
- This review is ONLY for APPROVAL to waive objection #1 " the additional structure and new convenience stair from 5th to the roof are considered an enlargement which needs to file as an alteration 1 application". Building code and zoning compliance for proposed use shall be part of the plan examination NOT part of this determination.
- Plan Examiner shall check to ensure the compliance with these requirements.

Note: If approved determination is not scanned or micro filmed, it will be deemed invalid.

Name of Authorized Reviewer (please print): RODNEY GITTENS, RA

Title (please print): MANHATTAN DEPUTY BOROUGH COMMISSIONER

Authorized Signature:

Deputy Borough Commissioner

Date: 12/15/17

Issuers: write signature, date, and time on each page of the request forms, and attach this form.

Note: Determination will expire if construction document approval is not obtained within 12 months of issuance.

Date 12/15/2017

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12/15